

VICINITY MAP  
(NOT TO SCALE)

#### NOTES:

- ALL DISTANCES IN CURVES ARE ARC DIMENSIONS.
- LANDSCAPING SHALL BE AS REQUIRED IN ARTICLE 640 OF THE LAND SUBDIVISION REGULATIONS & ARTICLE 18 OF THE ZONING ORDINANCE.
- THE STREET TREES REQUIRED HEREON SHALL BE MAINTAINED BY THE PROPERTY OWNER. NO TREE MAY BE REMOVED WITHOUT THE APPROVAL OF THE URBAN FORESTER. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE CONTINUED PROPER MAINTENANCE OF ALL STREET TREES AND SHALL KEEP THEM IN A PROPER, NEAT AND ORDERLY APPEARANCE FREE FROM REFUSE AND DEBRIS AT ALL TIMES. TOPPING TREES OR THE SEVERE CUTTING OF LIMBS TO STUBS LARGER THAN THREE INCHES IN DIAMETER WITHIN THE TREE CROWN TO SUCH A DEGREE AS TO REMOVE THE NORMAL CANOPY SHALL NOT BE PERMITTED.
- THE REQUIRED STREET TREES SHALL BE SELECTED FROM THE FOLLOWING: MEDIUM SPECIES (38' O.C.) IN PLANTING WIDTHS 5.5' TO 7'.  
1. GLEDITSIA TRIACANTHOS (THORNLESS HONEYLOCUST)  
2. KOELREUTARIA PANICULATA (GOLDEN RAIN TREE)  
3. NYSSA SYLVATICA (BLACK GUM)  
4. Ostrya virginiana (HOPHORNBEAM)  
5. SYRINGA RETICULATA (JAPANESE TREE LILAC)  
□ INDICATES NO. OF STREET TREES REQUIRED ON LOT.  
A TOTAL OF 16 TREES TO BE PLANTED.  
STREET TREES SHALL BE LOCATED IN THE RIGHT-OF-WAY UTILITY STRIP EXCEPT FOR STREET TREES WITHIN 15 FT. OF AN INTERSECTION OF TWO PUBLIC STREETS (MEASURED FROM FACE OF CURB) SHALL BE LOCATED BEHIND THE SIDEWALK AND SHALL NOT BE LOCATED IN THE RIGHT-OF-WAY UTILITY STRIP. STREET TREES MUST BE PLANTED WITHIN ONE YEAR OF THE DATE THAT THIS PLAT IS RECORDED. THE MAXIMUM NUMBER OF ANY ONE SPECIES OF TREE TO BE USED IS 25 OR 28%, WHICHEVER IS GREATEST.
- SEWER MANHOLES SHALL NOT BE COVERED BY GRADING, SODDING OR ANY OTHER CONSTRUCTION ACTIVITY.
- THERE IS TO BE A 3' DRAINAGE EASEMENT CENTERED ON THE SIDE AND REAR LOT LINES OF ALL LOTS. THESE EASEMENTS, ALTHOUGH NOT DRAWN ON THIS PLAT, ARE INTENDED TO PROVIDE STORM WATER DRAINAGE BY GULETS FOR OTHER LOTS. THESE AND ALL OTHER DRAINAGE EASEMENTS SHALL BE MAINTAINED FREE AND CLEAR OF SILT AND DEBRIS BY THE PROPERTY OWNER AND MAY NOT BE ALTERED FROM THE APPROVED CONDITION WITHOUT THE APPROVAL FROM THE URBAN COUNTY ENGINEER'S DIVISION. THE OWNER SHALL MAINTAIN DRAINAGE EASEMENTS AT ALL TIMES IN SUCH A FASHION AS NOT TO CREATE A POTENTIAL OR ACTUAL HEALTH OR SAFETY HAZARD.
- BUILDINGS MAY ENCRoACH THE REQUIRED FRONT, BACK AND SIDE YARDS PER ARTICLE 15 OF THE ZONING ORDINANCE.
- DETENTION IS PROVIDED OFFSITE.
- ALL STRUCTURES SHALL HAVE A FLOOR THAT IS NOT PARTIALLY OR COMPLETELY UNDERGROUND, THAT IS AT LEAST ONE FOOT ABOVE THE ELEVATION OF THE NEAREST DOWNSTREAM MANHOLE LID. SEWAGE FROM PLUMBING CONNECTIONS BELOW THAT FLOOR SHALL BE LIFTED BY AN EJECTOR PUMP AND DISCHARGED INTO THE STRUCTURE'S SEWER LINE.
- NO UNDERGROUND UTILITY SHALL BE CONSTRUCTED WITHIN SIX FEET (6') OF SANITARY SEWER LINES. THE ONLY EXCEPTION IS FOR SERVICE LINE CROSSINGS.
- INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING ALL DRAINAGE AND OTHER EASEMENT AREAS.

#### FLOOD PROTECTION ELEVATIONS:

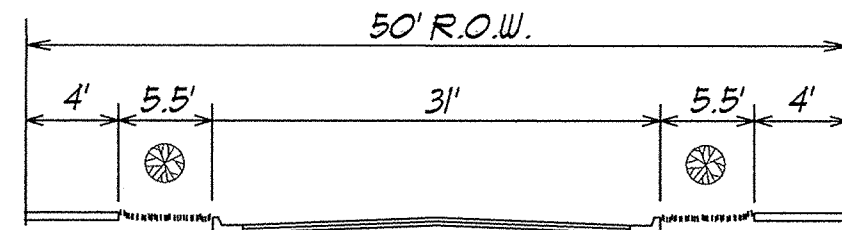
- \* ELEVATIONS ARE ESTABLISHED AT THE DIRECTION OF THE L.F.U.C.G. BASED ON THE STANDARDS AND AS A PREREQUISITE TO APPROVAL FOR RECORDING. THE OWNER AND ENGINEER OF RECORD MAKE NO REPRESENTATIONS THAT FLOOD WATERS WILL NOT EXCEED THESE ELEVATIONS. FOR ALL NEW STRUCTURES, THE LOWEST FLOOR ELEVATION THAT IS ABOVE GROUND LEVEL SHALL BE AT OR ABOVE THE FLOOD PROTECTION ELEVATION. CRAWL SPACE ENTRANCES, FOUNDATION VENTS, BASEMENT WINDOWS SILLS THE TOP LANDING OF OUTSIDE STAIRWAYS LEADING TO BASEMENTS, AND OTHER OPENINGS TO THE STRUCTURE SHALL BE AT OR ABOVE THE FLOOD PROTECTION ELEVATION.

LOT NO.	FLOOD PROTECTION ELEVATION
65 - 70	984.0
71 - 77	993.0

**EA Partners, PLLC**

CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS

3111 WALL STREET  
LEXINGTON, KENTUCKY 40513  
PHONE (259) 296-3888  
FACSIMILE (259) 296-3881



#### SECTION A-A

STREET TREE LOCATION

#### Conditional Zoning Restrictions

- Along Winchester Road, no buildings shall be permitted within a 50-foot buffer area adjacent to the right-of-way.
- The 10.00 net acre P-1 zone shall be limited to the following uses:

#### As Principal Permitted Uses:

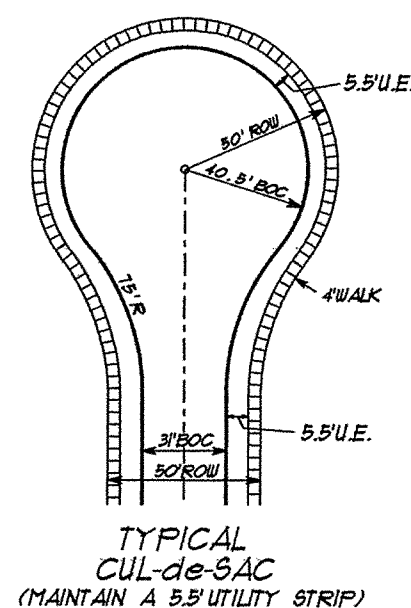
- Offices for governmental, civic, social, fraternal, political, religious, and charitable.
- Schools for academic instruction.
- Libraries, museums, art galleries, and reading rooms.
- Funeral parlors.
- Studios for work or teaching of fine arts, such as photography, music, drama, dance, and theatre.
- Community centers and private clubs, churches and Sunday schools.
- Nursing and rest homes, and rehabilitation homes.
- Kindergartens, nursery schools and child care centers for four (4) or more children.
- Dwelling units.
- Business colleges, technical or trade schools or institutions.
- Athletic club facilities.

#### As Accessory Uses:

- Parking areas or structures.
- Swimming pools, tennis courts, putting greens, and other similar non-commercial recreational uses.
- Satellite dish antennas.
- One dwelling unit for owners, operators or employees of a permitted use.

#### As Conditional Uses:

- Offices of veterinarians, animal hospitals.
- Assisted living facilities.



TYPICAL  
CUL-DE-SAC  
(MAINTAIN A 5.5' UTILITY STRIP)

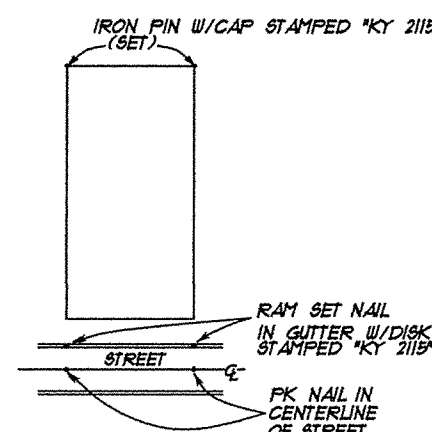
#### PRIVATE UTILITY PROVIDERS:

COLUMBIA GAS  
2001 MERCER ROAD  
P.O. BOX 1421  
LEXINGTON, KY. 40512  
(259) 288-0215

KENTUCKY AMERICAN WATER COMPANY  
2300 RICHMOND ROAD  
LEXINGTON, KY. 40502  
(259) 269-2386

KENTUCKY UTILITIES  
500 STONE ROAD  
LEXINGTON, KY. 40503  
1-800-981-0600

WINDSTREAM  
130 WEST NEW CIRCLE ROAD  
SUITE 170  
LEXINGTON, KY. 40505  
(259) 351-6250



#### TYPICAL LOT MONUMENTATION

SURVEY DATE: JUNE, 2003 / JUNE, 2008  
REFERENCE MERIDIAN: IUPUCS CONTROL  
MONUMENT SYSTEM: GPS 91A.0034  
THE SURVEY DEPICTED ON THIS PLAT WAS PERFORMED BY THE METHOD OF RANDOM TRAVERSE WITH SIGHT SHOTS. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1:25,000 AND WAS NOT ADJUSTED. THE SURVEY AS SHOWN HEREON MEETS THE REQUIREMENTS OF A CLASS A SURVEY.

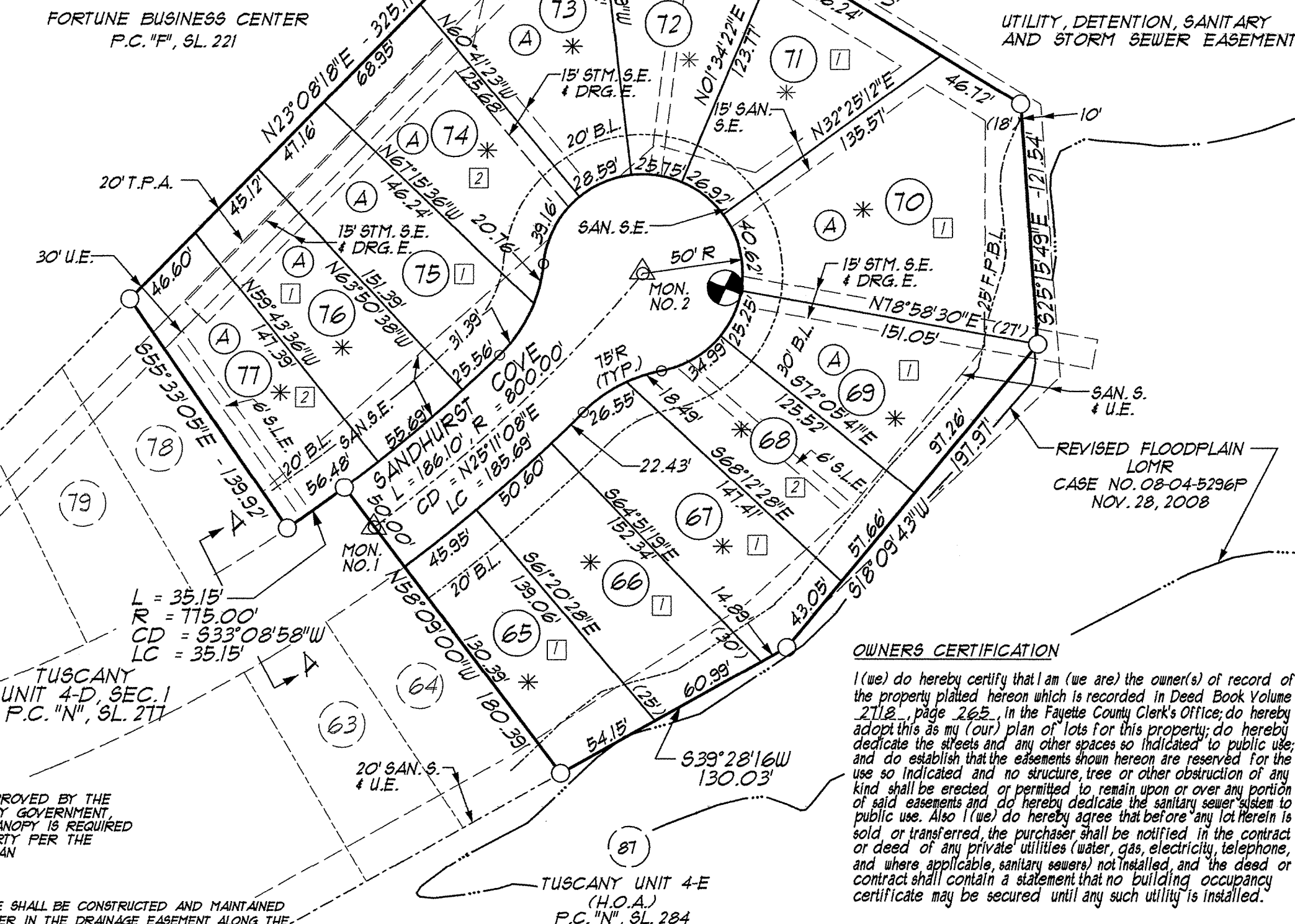


60 30 0 60  
GRAPHIC SCALE 1" = 60'



= BENCHMARK: CHISELED SQUARE ON  
NORTHEAST CORNER OF CATCH BASIN.  
ELEV. = 981.97

FORTUNE BUSINESS CENTER  
P.C. "F", SL. 221



NOTE:  
IN ACCORDANCE WITH PLANS APPROVED BY THE  
LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT,  
0.3 ACRES OF TREE CANOPY IS REQUIRED  
TO BE PLANTED ON THIS PROPERTY PER THE  
APPROVED TREE PROTECTION PLAN  
SPECIFICATIONS.

- (A) AN OVERFLOW SWALE SHALL BE CONSTRUCTED AND MAINTAINED BY THE HOME BUILDER IN THE DRAINAGE EASEMENT ALONG THE REAR OF LOTS 13 - 71 AND CENTERED ON THE COMMON LOT LINE OF LOTS 13 / 74 AND 68 / 70 DURING HOME CONSTRUCTION. THE SWALE SHALL MAINTAIN A MINIMUM DEPTH OF ONE FOOT, A MINIMUM WIDTH AT THE FLOWLINE OF TWO FEET AND A MINIMUM LONGITUDINAL SLOPE OF 0.5% (DEVIATIONS FROM THESE MINIMUMS CAN OCCUR WITH THE DIVISION OF ENGINEERING'S APPROVAL). THE SWALE SHALL BE PLACED AT AN ELEVATION AT LEAST ONE FOOT BELOW THE LOWEST CRAWL SPACE OR BUILDING OPENING ADJACENT TO THE SWALE. CONFIRMATION SHALL BE PROVIDED TO THE DIVISION OF ENGINEERING. THE SWALE SHALL BE PERMANENT.

#### PURPOSE OF AMENDMENT:

- TO RECONFIGURE THE ORIGINAL LOTTING SCHEME.
- TO REDUCE BUILDING LINE SETBACKS TO 20'.
- TO REFLECT REVISED STREET LIGHT EASEMENT LOCATIONS.

#### SITE STATISTICS:

ZONE: R-3  
NO. OF LOTS: 13  
TOTAL AREA: 2.86 Acres  
AREA OF R.O.W.: 0.34 Acres  
Exist.  
LENGTH OF STREET: 186'

#### OWNER/DEVELOPER:

HAYMAKER DEVELOPMENT CO., LLC  
3120 WALL STREET, SUITE 300  
LEXINGTON, KY. 40513

P.C. SLIDE

TUSCANY UNIT 4-E  
(H.O.A.)  
P.C. "N", SL. 284

UTILITY, DETENTION, SANITARY  
AND STORM SEWER EASEMENT

10'

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#### OWNERS CERTIFICATION

I (we) do hereby certify that I am (we are) the owner(s) of record of the property platted hereon which is recorded in Deed Book Volume 2712, page 263, in the Fayette County Clerk's Office; do hereby adopt this as my (our) plan of lots for this property; do hereby dedicate the streets and any other spaces so indicated to public use; and do establish that the easements shown hereon are reserved for the use so indicated and no structure, tree or other obstruction of any kind shall be erected, or permitted to remain upon or over any portion of said easements and do hereby dedicate the sanitary sewer system to public use. Also I (we) do hereby agree that before any lot herein is sold, or transferred, the purchaser shall be notified in the contract or deed of any private utilities (water, gas, electricity, telephone, and where applicable, sanitary sewers) not installed, and the deed or contract shall contain a statement that no building occupancy certificate may be secured until any such utility is installed.

#### HAYMAKER DEVELOPMENT CO., LLC

Signature

#### URBAN COUNTY ENGINEERS CERTIFICATION

I hereby certify that record drawings for the infrastructure shown hereon have been received and that a combination performance and warranty surety, in the amount required by the Subdivision Regulations, has been posted in my office by the developer.

Urban County Engineer

#### COMMISSIONS CERTIFICATION

I do hereby certify that this record plat was approved by the Urban County Planning Commission at its meeting on 20 10 and is now eligible for recording.

Planning Commission Signature

#### ENGINEERS AND SURVEYORS CERTIFICATION

I hereby do certify that this record plan was prepared by me or under my direction; that all work performed by me or under my direction, including engineering design, and construction observation of the infrastructure, was done in accordance with the provisions of the Land Subdivision Regulations, the Zoning Ordinance, the Division of Engineering Technical Manuals and the requirements of the Planning Commission; that all monuments indicated hereon do exist and their locations, size, and materials are correctly shown; that, to the best of my knowledge and belief, the information shown hereon is accurate.

Engineer Registration No.

Surveyor Registration No.

#### CENTERLINE MONUMENT INFORMATION

MON.	DESCRIPTION	COORDINATES
1	P/K NAIL W/DISK STAMPED "KY 2119" OR "KY 354T", SET AT THE P.C. OF THE STREET CENTERLINE	N = 196,843.13 E = 1,584,353.98
2	P/K NAIL W/DISK STAMPED "KY 2119" OR "KY 354T", SET AT THE P.T. OF THE STREET CENTERLINE	N = 197,011.16 E = 1,584,433.00

AMENDED FINAL RECORD PLAT  
**TUSCANY**  
UNIT 4F (SUMMERFIELD)  
LEXINGTON, FAYETTE COUNTY, KENTUCKY  
APRIL, 2010